

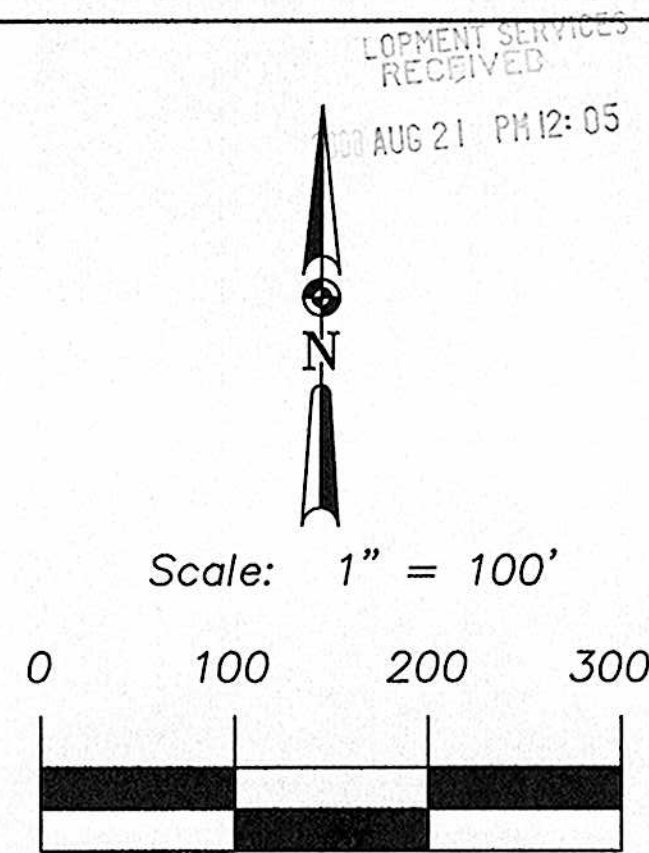
**OWNER/DEVELOPER:**  
ANAQUA SPRINGS RANCH, INC.  
325 SONTERRA BLVD E. SUITE 200  
SAN ANTONIO, TX 78238  
(210) 495-1444 PHONE

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.41	N56°07'50"E
L2	29.07	N56°07'50"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	122.231	225.00'	31°16'11"	121.21'
C2	115.47'	200.00'	33°04'42"	113.87'
C3	107.84'	176.81'	34°56'46"	106.18'

### ANAQUA SPRINGS RANCH, I-C P.U.D.

BEING A 3.000 ACRE TRACT, LOT 10, ANAQUA SPRINGS RANCH I-C, PUD AND A 3.238 ACRE TRACT, BEING THE REMAINDER OF LOT 9, ANAQUA SPRINGS RANCH I-C, P.U.D. RECORDED IN VOLUME 9576, PAGE 113, BEING A TOTAL OF 6.238 ACRES. OUT OF THE JUAN CASSILLAS SURVEY NO. 411 A-156, COUNTY BLOCK NO. 4671, BEXAR COUNTY, TEXAS.



#### LEGEND:

B.S.L.	BUILDING SETBACK LINE
ESM'T	EASEMENT
R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC
CA T.V.	CABLE TELEVISION
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
F.R.B.	FOUND 1/2" REBAR
S.R.B.	SET 1/2" REBAR CAPPED MATKIN HOOVER ENGINEERING & SURVEYING

Revision to P.U.D. # 07-015A

APPROVED: *[Signature]*  
Director of Development Services  
City of San Antonio  
8/25/08  
Date

**NOTES:**  
1. SEWAGE FACILITIES SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY CONSTRUCTED ON EACH LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF BEXAR COUNTY AND TCEQ.

#### DEVELOPMENT PHASING SCHEDULE:

PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
1 C	2	6.238		

# OF DWELLING UNITS	MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE	AREA (ACRES)	RESIDENTIAL DENSITY
1 C	2	6.238	0.32

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%  
TOTAL AREA 6.238 ACRES

IMPERVIOUS AREA  
PAVEMENT -0.000 ACRES  
STRUCTURES (HOUSES) -0.161 ACRES  
SIDEWALK, DRIVEWAY, PATIO, ETC. -0.170 ACRES

TOTAL IMPERVIOUS AREA -0.331 ACRES

OPEN SPACE 5.907 ACRES

TOTAL OPEN SPACE PROVIDED = 95%

**NOTE:**  
THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

SEWER SERVICE PROVIDED BY: INDIVIDUAL OSSF SYSTEMS  
WATER SERVICE PROVIDED BY: BEXAR METROPOLITAN WATER DISTRICT  
CON # 10675  
B.M.W.D. ANAQUA SPRINGS RANCH PWS ID # 0150549

APPROVED  
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION  
CITY OF SAN ANTONIO

CHAIRPERSON: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

P.U.D. # 07-015A  
PLAT # 080399

JOB NO. 2309.04

DATE JUNE 2008

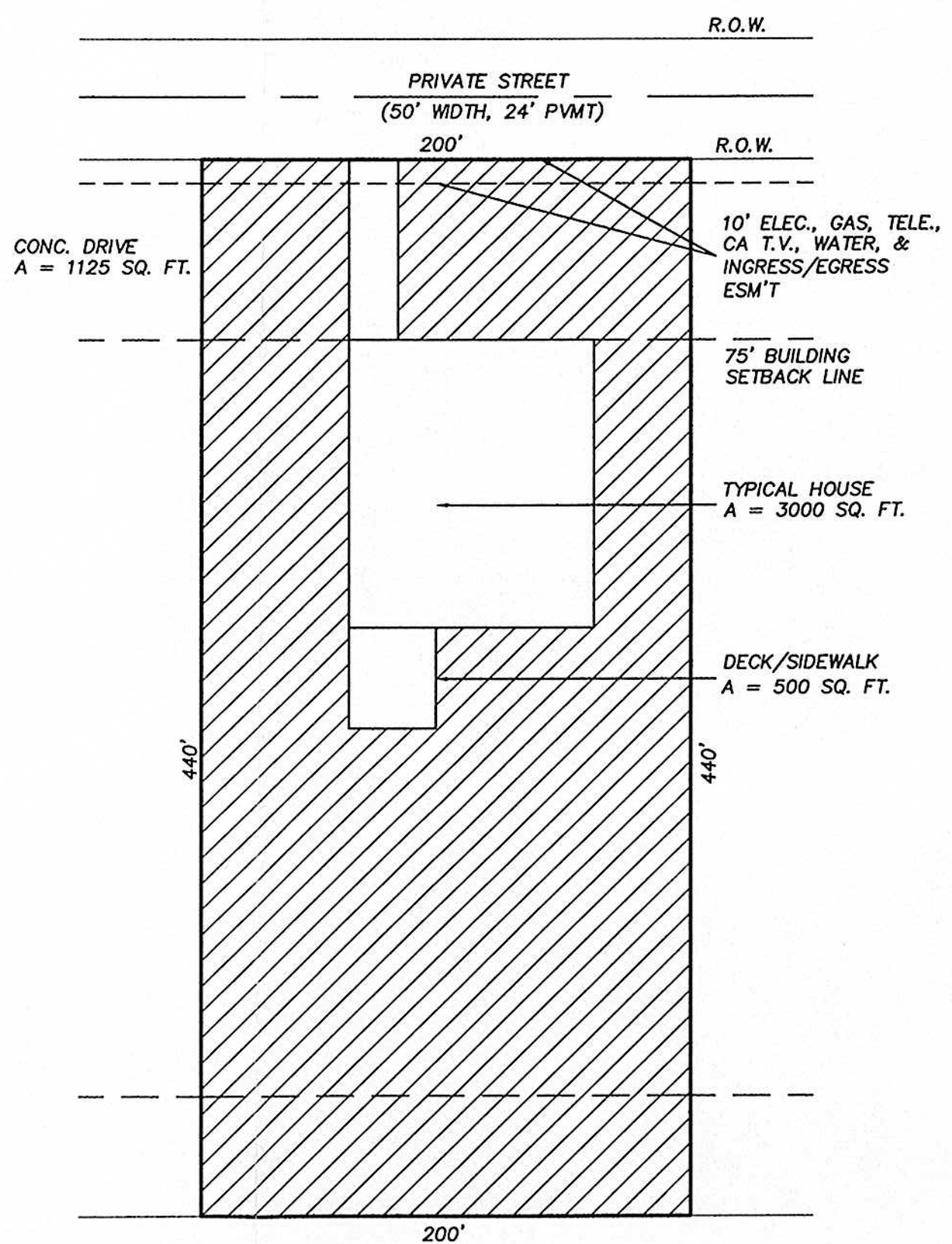
DESIGNED CDM

CHECKED JDC

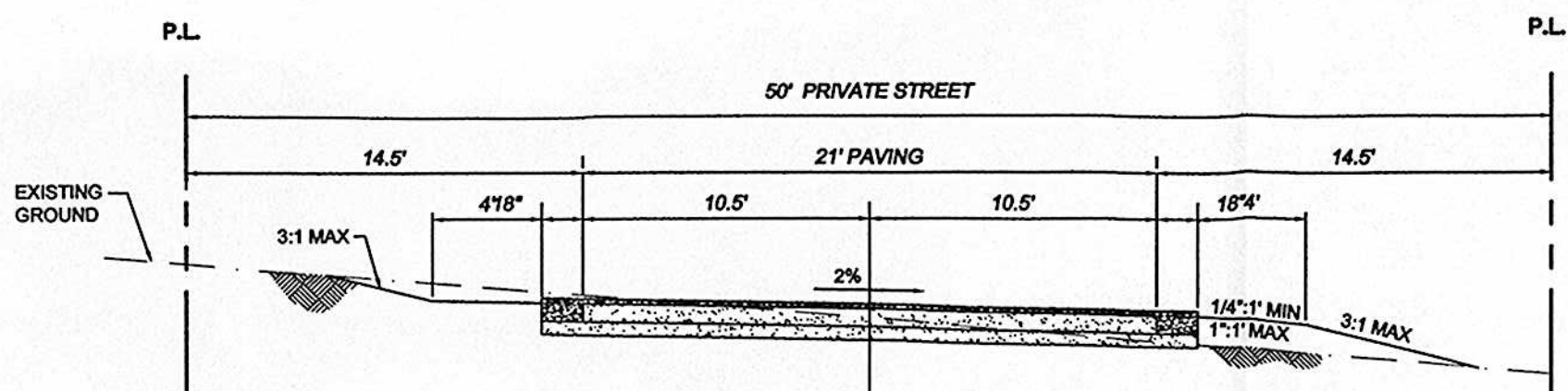
SHEET 1 OF 1

**MATKIN HOOVER**  
ENGINEERING & SURVEYING  
CONSTRUCTION MANAGERS  
CONSULTANTS  
P.O. BOX 44  
5500 S. BENDER ROAD SUITE 100  
SAN ANTONIO, TEXAS 78249-0044  
OFFICE: (210) 495-1444  
FAX: (210) 495-1445  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS

P.U.D. PLAN FOR  
ANAQUA SPRINGS RANCH UNIT I-C, PUD  
BEXAR COUNTY, TEXAS



**NOTE:**  
THIS AMENDMENT PROPOSES A DECREASE IN ACERAGE ON LOT 9, FROM 3.547 TO 3.238.



TYPICAL STREET SECTION  
(50' R.O.W.)

N.T.S.





# City of San Antonio

Department of Development Services

August 25, 2008

Jeffrey D. Carroll, P.E.  
Matkin Hoover Engineering  
8 Spencer Road Ste. 100  
Boerne, TX 78006

Re: **Anaqua Springs Ranch Unit I-C**

**PUD # 07- 015A**

Dear Mr. Carroll,

The Director of Planning and Development Services has reviewed **Anaqua Springs Ranch Unit I-C**, Planned Unit Development Plan **P.U.D. # 07-015A**. Please find enclosed an approved and signed copy for your files. However, please note the following conditions:

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your PUD Plan to include floodplains, drainage areas, and open space shall be platted.

The Development Services Department has found that the proposed development is located within five miles of Camp Bullis. It is our recommendation that you coordinate your project with Camp Bullis. Please contact James Cannizzo of Camp Bullis at (210) 295-9830.

Please note that this action by the Director does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. The validity for this project shall expire within three years from the date of acceptance in accordance with UDC §35-413(c).

Should you need further assistance please contact Larry Odis at 210-207-0210

Sincerely,

A handwritten signature in dark ink, appearing to read "Fernando J. De León".

Fernando J. De León, P.E.  
Assistant Director Planning and Development Services Department  
Land Development Division